

From: [scowncabin2](#)
To: [CD_STRComment](#)
Subject: Chiwawa River Pines
Date: Tuesday, August 4, 2020 10:07:56 PM

External Email Warning! This email originated from outside of Chelan County.

I'm addressing this mostly to Bob Bugert, because you know Arnie and me, and our priorities.

We bought our cabin in 1989, remodeled and moved over in 94. Arnie died October 2019 ... this is my and my family's home forever.

I live on the Chiwawa River next to a county road access to the river. Across the river from me are several homes, one of which is full-time resident, the others are short-term rentals.

Immediately behind me on Riffle Drive are at least three rentals, 2 full-time residences, and about a block away are 3 more rentals.

In the past several months, only a few nights have been dark; most rentals keep strings of lights on, even when unoccupied. (One is cooperative, when unoccupied; another refused to accommodate me).

During early covid lockdown, several rentals were occupied with up to seven cars each. And, the septics aren't built for this density.

This past weekend was a nightmare. The temperatures were very hot, which drew everyone to the water, naturally. I'm used to people walking down and spending a little time at the river, quietly usually, without damage, litter or other problems.

Recently I have seen upwards of twenty people collected here, drinking, in the river, breaking limbs off shrubs, not socially distanced or masked, whistling, yelling and otherwise acting entitled.

I'm afraid that the tenor of our society lately has made adversarial confrontations normal. This is intimidating and with groups like this I don't feel safe.

I have to hope most renters are careful and they don't like these obnoxious groups either. But such is happening, and more often.

Chiwawa community rafters (including my family) coming off the Wenatchee River have a small private takeout and they've had to deal with groups of people (strangers) blocking their path.

I don't know these people.

One neighbor is considering selling, they are so frustrated and angry. Another neighbor bought their place 2 years ago and they're furious. (They are treated to renters naked in the hot tub next door.)

I hope you see where this is leading: we are supersaturated. And pretty fed up.

Please help. Thank you so much, best to you all and thank you so much for working to

representing us.

Rachel Scown
2245 Riffle Drive
Leavenworth
509.860.6676

Sent from my Verizon, Samsung Galaxy smartphone

From: [Susan Hufman](#)
To: [Lynn Machado](#)
Subject: Clarification needed re: Leavenworth UGA
Date: Tuesday, August 4, 2020 7:43:41 PM

External Email Warning! This email originated from outside of Chelan County.

Howdy,

I listened to the Commissioners meeting tonight and need some clarification.

I did not hear how the current STRs in the Leavenworth UGA would be handled or where they fall in the proposed code.

Thank you for clarifying that for me.

Susan

From: [Dave Ahlers](#)
To: [CD STRComment](#)
Cc: info@straccwa.org
Subject: Comment on STR regulations
Date: Friday, August 7, 2020 4:44:04 PM
Attachments: [image001.png](#)
[image002.png](#)
Importance: High

External Email Warning! This email originated from outside of Chelan County.

Hello –

My family and I have owned a cabin on Fish Lake for 16 years. We have spend countless weeks and months there over the years, making many great memories. We have also rented out the cabin over much of that time. We have excellent relationships with our neighbors, and have never received any complaints about the behavior of our guests. We have fire extinguishers, smoke alarms, warning signs for the hot tub and sauna to ensure the safety and well being of all visitors and our family.

We depend on the income from this rental for our retirement.

Now I learn that Chelan County is planning to take this away from me. Without the income from the rental, **I will be forced to sell the property.** Property that was destined to be inherited by my children, property that embodies so many memories for our family.

I feel violated. I feel that the government is WAY OVERREACHING and OVERREACTING here. I have not heard of any other county in the state of Washington with such draconian regulations. Why do you think you are the first?

I can understand that the county has some responsibility to ensure the safety of guests, and to ensure the peacefulness of neighborhoods. But to take away my ability to rent it out is just plain wrong. At the very least, please remove the sunset clause for existing rentals. I bought this property 16 years ago in good faith, never dreaming that an over-zealous county would take away my income from it.

Dave Ahlers [206.650.4667](tel:206.650.4667)
dave@sunlightandtrees.com

From: [maureen](#)
To: [CD STRComment](#)
Subject: FW: Housing Shortage, STR's, and proposed Sunset Provision
Date: Thursday, August 6, 2020 11:45:58 AM

External Email Warning! This email originated from outside of Chelan County.

Forwarding at the suggestion of Commissioner Bugert.

Sincerely,

Maureen O'Dea-Mitchell

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: maureen <maureen@nwi.net>
Date: 8/5/20 8:48 PM (GMT-08:00)
To: bob.bugert@co.chelan.wa.us
Subject: Housing Shortage, STR's, and proposed Sunset Provision

Dear Commissioner Bugert,

During the STR listening session you hosted with constituents, I mentioned the 2018 Our Valley Our Future report which highlighted the meager 2% vacancy rate in Chelan County and their survey of businesses showing employers had difficulty filling positions due to a lack of housing in the area.

I also mentioned my neighbors Mattie and Tyler who work in Plain and were renting the 1000sq ft house across the street from me for \$1800/mo but were going to have to move as the owner had sold it. They have to be out August 13 and as of last week had still not found housing.

A five year sunset provision does nothing to address the housing shortage that continues to impact local workers like Mattie and Tyler.

Attached are two recent postings from other locals who need housing. They can't wait five years.

Sincerely,

Maureen O'Dea-Mitchell
24201 Morgan St
Leavenworth (Plain)

Sent from my Verizon, Samsung Galaxy smartphone

From: [Kirvil Skinnarland](#)
To: [CD STRComment](#)
Subject: Fwd: Comments on STR draft code
Date: Friday, August 7, 2020 10:26:53 AM

External Email Warning! This email originated from outside of Chelan County.

STR Comments

Residents United for Neighbors (RUN) has reviewed the July 9th draft code adopted by the Planning Commission. Here are the issues that we believe need attention by the Board of County Commissioners.

We believe the best approach to solve the problems of affordable housing and disruption of neighborhoods is zoning rather than a complicated permit system. Commercial businesses such as absentee owner STRs (Tier 2 and 3) do not belong in residentially zoned neighborhoods. Tier 1 rentals are acceptable with conditions.

We have thousands of people who have signed a petition supporting this point of view. Please protect neighborhoods and take a major step toward making housing available to full time residents.

Line 113 11.04.020 DISTRICT USE CHART

P — Permitted use

P(1) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards

P(2) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards, except for on parcels that are twelve thousand square feet or smaller, the use/structure must be located on a lot with an existing single family residence

P(3) ~~On lots 2.5 acres or smaller the short-term rental shall sunset within 5 years of XXX [effective date]~~ Temporarily permitted non-conforming- use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards. On lots smaller than 10 acres, the short term rental shall sunset by October 1, 2021.

A — Accessory use A(1) — Accessory use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards

CUP — Conditional use permit

District Use Chart

USE	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
TIER 1	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(2)			CUP	CUP	CUP
TIER 2	CUP	CUP	P(3)	P(3)	P(3)	P(3)	P(3)	P(2)			CUP	CUP	CUP
TIER 3	CUP	CUP	P(3)	P(3)	P(3)	P(3)	P(3)	P(2)			CUP	CUP	CUP

NEW SECTION TO BE ADDED TO CHAPTER 11.93 (CONDITIONAL USE PERMITS)

Short Term Rentals:

1. All Tier 2 and Tier 3 short term rentals must be directly accessible by a: freeway/expressway, Urban/Rural Minor Arterial, Urban/Rural Major Collector or an Urban/Rural Minor Collector. Access cannot be via Local Streets through residential neighborhoods. A property can be accessed by a private road dedicated solely to use by the owners and their guests as long as it connects directly to a Collector, Arterial or Freeway. (Reference Table 1. Roadway Functional Classification, Transportation Element of the Comprehensive Plan.)
2. For all Tier 3 short term rentals, either the Owner or the Qualified Person (see Code 11.88.280) must visit the site on a daily basis to ensure that the guests are complying with the provisions of this chapter, the CUP and the short term rental permit.
3. No Tier 2 and Tier 3 short term rental can be located within 1000 feet of another single family or multi-family residence.

Note: The rationale for the shortened sunset period is that STRACC, its members and other STR owners have had ample notice that regulations were coming. The County released drafts and the Planning Commission held public hearings on draft STR regulations in the summer of 2019. The immediate crisis in the housing market and the impacts on neighborhoods must be balanced against consideration given to STR owners in the form of some period for amortization. STR owners can sell or convert their houses to long term rentals.

- **Lines 175- 186 -- TIERS –DEFINITIONS**

- Tier 1 rentals owners must live on site in a legal dwelling during the period of the rental (either primary house or legal ADU), not in a trailer, RV, garage, or temporary or mobile unit (see also lines 261-264).
- Line 180 --If the BOCC decides to allow Tier 1 owner to rent to transient

guests while on an unexpected emergency, this should be a one time, 15 day consecutive period.

- **Line 195 --TIER 1 ALLOWED IN PUD OVERLAYS AND MASTER PLANNED RESORTS**

- We don't oppose this in concept but it needs more review and thought.

- **Line 231 – Existing Short Term Rentals**

- Line 232 E i (a) – We do not believe that any existing short term rental should be considered lawfully established and existing. The current County code does not allow Tier 1, Tier 2 or Tier 3 rentals. **Do not give them a property right.** It will only complicate the sunseting process. All short term rentals except B&Bs should be considered temporarily allowed, non-conforming uses. Tier 1 rentals will become conforming when they obtain permits under the new system. Tier 2 and Tier 3 all will be phased out (sunset) except in zones RC, RR20 or RR10 but they will need to obtain short term rental permits and possibly also CUPs.

- Line 237 Section E ii (b) – Only units that obtained an occupancy permit as of **October 1, 2019** should be considered “existing, temporary, non conforming short term rentals”. (Rationale: The County’s first draft of a short term rental code was released in July 2019 so owners have had plenty of time to anticipate that there would be regulations. They can switch to long term rentals or sell. We don’t feel that investors who have rushed to buy and/or convert houses to STRs in residential zones should be given a 5 year amortization period.)

- Line 250 Section E iii – Change language from 2 years to a sunset of **October 1, 2021**. (Only STRs that existed on September 20, 2019 should be allowed any amortization period.)

- Line 258 Section E (should be iv) -- **All non-conforming STRs will sunset by October 1, 2021** since owners have the option of switching to long term rentals. (A 5 year amortization period is way too long. Our housing crisis must be addressed sooner. And neighbors should not have to wait 5 more years for Tier 2 and Tier 3 type rentals to sunset.)

- **Line 260 SHORT TERM RENTAL STANDARDS – 11.88.280 (3)**

- Line 265 -- Overnight occupancy for Tiers 1 and 2 should be limited to 10. For Tier 3, it should be 25. (Tier 1 rentals of more than 10 people are not compatible in rural residential zones. And, allowing more than 25 in Tier 3 in an unsupervised setting raises a host of public safety issues—uncontrolled parties, drinking, fire risk, etc.)

- Line 271 -- Exceeding Occupancy– This should be eliminated. Applicants should apply for Tier 3 in the zones where they are allowed.

- New Standard-- The maximum number of bedrooms allowed must correspond exactly to the number of bedrooms specified in the septic permit

and building permit.

- New Standard-- Outdoor fire pits and similar outdoor fire or cooking devices must be locked during burn bans.

- New Standard -- Amplified outdoor music is prohibited at any time.

- **Line 426 TRANSFERS OF PERMITS – 11.88.280 (4) 1**

- Line 426. STRs are now illegal. No transfer of permits should be allowed. Again this provision implies that the existing owner has a property right that can be transferred.

- All owners/officers of STR owned by LLC must be publicly listed. No blind LLC's permitted.

- **Line 464 DEFINITIONS 14.98**

- Line 469. The definition of bedroom is not in compliance with the IRC which provides definitions for rooms and habitable spaces. The IRC specifies every sleeping room must have an operational emergency escape—either a window or door to the outside. Bedroom must be defined as the number of legal bedrooms designated on both septic permit and building permits. The County may expose itself to liability in case of a fire if a guest is unable to escape the house.

- **Line 493 ENFORCEMENT 16.20**

- This section needs work as it is unclear how the County will document “repeated failure of the owner or operator to respond to complaints relayed by code compliance officers” and how this relates to the complaints registered by neighbors with the Qualified Person (Line 313). Calls by neighbors to the Qualified Person must be registered, tracked and investigated by the County.

Other recommendations:

1. Fees must be set at a level to completely fund administration of the permit system and enforcement. These fees should be funneled into a dedicated account that cannot be used for other purposes.

2. The task force needs to include representatives who can speak to the affordable housing crisis. There are two major issues driving the need for regulations: need for affordable housing for residents and destruction of the integrity of residential neighborhoods.

3. The BOCC should consider limiting the number of STRs that can be owned by one person or LLC. Please see the language in the Okanogan code:

5.06.050 Restrictions: Only one dwelling may be rented per owner. Each property owner may rent only one nightly rental regardless of the number of properties owned.

From: [Cindy Sundberg](#)
To: [CD STRComment](#)
Subject: Fwd: Manson Vacation Rentals
Date: Wednesday, August 5, 2020 1:25:58 PM

External Email Warning! This email originated from outside of Chelan County.

From: Cindy Sundberg <clarues@yahoo.com>
Date: August 4, 2020 at 2:41:03 PM PDT
To: CD.STRComment@co.chelan.wa.us
Subject: Manson Vacation Rentals

Hi

I live in Manson and grew up here. So many changes through my lifetime and most of them positive. I currently have a development being built around me primarily retired couples from the other side, I'm very fortunate because they have a restriction of no vacation rentals. But I have more than one friend suddenly being driven from their home because of unruly short time renters. I'm not sure why people feel the need to come here, drink excessively, play their music outside at a high-level and yell four letter words while packing 20 people in a house. Unfortunately this has been the case with many vacation rentals here in Manson. I'm not opposed to change I understand that is inevitable. However many people that are renting these homes have no regard for neighbors and the fact that we live here because we do like quiet. There is little recourse but calling the Sheriff. Seems the rental companies should be responsible or lose their ability to rent. Please help your full time Manson community members.

Thank you
Cindy Sundberg

Sent from my iPhone Cindy

From: [Travis Watson](#)
To: [CD STRComment](#)
Subject: Fwd: STRs
Date: Wednesday, August 5, 2020 12:23:50 PM

External Email Warning! This email originated from outside of Chelan County.

I live on Prowell street and there isn't many nights where I cant hear one of the many STRs in the area. In this valley we can hear them all the way from Shore street and up to Icicle Road. One near our house sleeps 22, another up our street sleeps 18. An ongoing question amongst my neighbors on our street is who to contact during the late night parties - The owners brush it off and say to just call the police and take no ownership of the issue. This should be the responsibility of the STR owner. Owners should be required to share their personal numbers with the neighbors. This is a problem that needs to be solved as well as the over abundance of STRs in the neighborhoods (our street alone has a half dozen). Please work on getting the STR's to a more manageable number. We would like neighbors and a community. STRs dont provide either of those.

Travis Watson

From: [Jim Brown](#)
To: [CD STRComment](#)
Cc: kirvil@comcast.net
Subject: Fwd: letter from City to BOCC
Date: Friday, August 7, 2020 3:54:27 PM
Attachments: [CC Bd Letter 07.28.2020.pdf](#)
[ATT00001.htm](#)

City letter Attached for the STR record

Sent from my iPhone

Begin forwarded message:

From: "kirvil@comcast.net" <kirvil@comcast.net>
Date: August 7, 2020 at 3:35:05 PM PDT
To: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: letter from City to BOCC

External Email Warning! This email originated from outside of Chelan County.

Jim,
I want to make sure you are aware that the City of Leavenworth sent a letter to the BOCC regarding STRs that needs to be in the record. I have attached a copy.
Thanks.
Kirvil

From: [Stephen Williamson](#)
To: [CD STRComment](#)
Cc: info@straccwa.org
Subject: Impact your decision will have!
Date: Friday, August 7, 2020 6:19:03 PM

External Email Warning! This email originated from outside of Chelan County.

Hello Board of Commissions

I am writing you today to express my extreme concern for the decisions you about to make!

There are a few STRs in Chelan county that have created a bad name for the many people who choose to own and operate nightly rentals. If you choose to move forward with the stringent rules you are considering to put in place you will affect many homeowners that pay taxes in our county. These home owners have rights just as the people who choose to live full time in Chelan County. These folks buy these homes for their families with the intent to make them affordable by using them as nightly rentals.

We purchased our home like many others homes in the area that needed thousands of dollars in remodel work done. We use our home 30-40% of the time for personal use and rental the rest. We use any money we gain from renting to work on our home and make our neighborhood nicer for everyone. I personally know several people doing exactly the same. We self manage our rental successfully now for 5 years. We know our neighbors and communicate with them regularly. We charge large deposits and post very clear rules. We have cameras on site and enforce our standards. We hire a cleaning company, we hire a hot tub maintenance company, we hire local contractors to do all the work we have done, we bought our hot tub from the local family that runs that, we hire the local painter to hang our Christmas lights every year, we hire out pest maintenance and tree services. My point is to show you that not all STR owners are neglectful and we pump money back into our local economy!

I want list the ways this will negatively impact our County, Cities and outlying areas.

1. You will negatively effect the property values, this will in turn affect the number of dollars Chelan County has to operate. This will then affect the many families that have worked hard to buy these properties.
2. You will then affect the many families that rely on the income of managing, operating, cleaning, repairing and supplying these rentals. That is hundreds of jobs that have been created that you will be ending. Those are the families that live local on a full time basis.
3. The local businesses that rely on the tourism that comes to our valley, ie grocery stores, restaurants, wineries, recreational rentals, hardware stores, contractors, Main Street businesses in our county.
4. A drastic reduction in the nightly lodging tax that is collected. That will again reduce the overall tourism of or county. This will then reduce sales tax collected, gas tax collected, ect.

I hope you are grasping the ripple effect that will happen if you choose to drastically reduce STRs in Chelan County!

I sincerely wish that as a board you would consider alternatives such as enforcing the code that is already in place! Help the people who are trying to clean up the neighborhoods. This action would positively effect the full time residents and the STR owners. Following a mutually beneficial concept such as this would save thousands of dollars for Chelan County that will have to fund this entire program and the owners of the STRs which will keep money cycling though our local economy.

Thank You
Stephen Williamson

From: [Don Eikenberry](#)
To: [CD STRComment](#)
Subject: Mitigating the sunset
Date: Friday, August 7, 2020 1:24:31 PM

External Email Warning! This email originated from outside of Chelan County.

I'm an STVR owner but don't take issue with most of the new code. I think regulation is needed and I welcome it. Obviously, the sunset is going to be the biggest issue for the commissioners to decide on. The sunset is also the provision I'm most against.

An alternative to the sunset which would scale back the density of STVR usage is a limit on how many nights one could rent out their place. 200 days a year would almost cut in half the number of available days one could rent their STVR. This would reduce the number of comings and goings at each STVR and reduce the burden on STVR neighbors. It would also encourage owners to spend more time in the community since there would be quite a few days the home would be vacant.

Don Eikenberry
Chelan, WA
STVR owner at the Grandview (Chelan) and Icicle Rd (Leavenworth)

From: [Barbara Rossing](#)
To: [CD STRComment](#)
Subject: Palm Desert sunsetted all absentee-owner STRs after 2 years (regulation adopted 2017; sunset period ended 2019)
Date: Friday, August 7, 2020 5:34:11 AM

External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners, Lisa Grueter, Jim Brown
for sunseting model:

Please see the City of Palm Desert-- new STR regulation in 2017 sunsetted all absentee-owner STRs after 2 years.

<https://www.cityofpalmdesert.org/our-city/departments/planning/vacation-rental-moratorium>

Owner must personally meet and greet the renter on-site, and get them to sign an agreement in person!

Here is the regulation pasted in from the city's web site:

On December 31, 2019, all existing permitted STRs within the R-1 and R-2 zones will terminate. After that date, all STRs will be prohibited within those two zones. Please click [here](#) to direct you to a map showing permitted STR areas.

After studying the impacts of Short-Term Rentals (STRs) within the City of Palm Desert, on December 14, 2017, the City Council approved amendments to the existing STR Ordinance. The amendments focused on enforcement, communication between owners and neighbors, operational standards, and zoning requirements. Below is a summary.

Enforcement/Penalties

The goal was to increase its enforcement efforts by proposing to increase the fines for any type of violation. The fines will extend to the operator, occupant, and owner. The existing ordinance had fines in the amounts of \$250, \$500, and \$1,000. The new fines are as follows.

- First citation is \$1,000.
- Second citation for the same offense within a 12-month period of the date of the first offense is \$3,000.
- Third citation within a 12-month period of the date of the first offense is \$5,000 and an immediate revocation of the STR permit for a period of two years.

The amendments also included a fine for violators who are operating an STR without a valid permit up to \$5,000 for the first citation and each additional citation. The City has the right to refuse the issuance of any new or renewed STR permit for the cited property and/or to the cited owner and/or operator anywhere else within the City.

Additionally, the City has a contract with a swing shift Code Compliance Officer who works Thursday through Sunday from 4:00 p.m. to 1:00 a.m. This officer can respond promptly and assess the reported violation.

Operational and Communication Requirements

Prior to occupancy of an STR unit, the operator must comply with the following:

- Meet and greet the renter on-site and obtain his or her name, address, and a copy of a valid government-issued identification.
- Provide the renter with a copy of the Good Neighbor Brochure.
- Provide the renter with information about the STR regulations.
- Require the renter to execute a formal acknowledgment in the form acceptable by the City that he or she is legally responsible for compliance of all occupants of the STR unit and their guests, with all applicable laws, rules and regulations pertaining to the use and occupancy of the STR unit. Provide the Responsible Person with the Operator's 24-hour availability information.

From: [Leslie Lloyd](#)
To: [Lynn Machado](#)
Subject: RE: Board of County Commissioners Workshop Tonight for Short-term Rentals
Date: Wednesday, August 5, 2020 9:25:30 AM

External Email Warning! This email originated from outside of Chelan County.

If I'm not mistaken, this email provided 92 minutes of notice for this workshop. Did you record the Zoom call, and will you make that available to people for whom 92 minutes was not sufficient notice of this meeting?

Thank you,

Leslie Lloyd
Cashmere, WA

From: Chelan County Community Development [mailto:lynn.machado@co.chelan.wa.us]
Sent: Tuesday, August 4, 2020 3:58 PM
To
Subject: Board of County Commissioners Workshop Tonight for Short-term Rentals



Short- Term Rental Workshop - Board of County Commissioners



What?

The Chelan County Commissioners, along with the Department of Community Development, invite you to a virtual public meeting tonight. Commissioners and Staff will be discussing the next steps in moving forward with the management of Short-term/Vacation Rentals.

This will not be a public hearing, hence no public testimony will be heard.

When?

August 4th, 2020
5:30 P.M.

Where?

Zoom Virtual Meeting

Join Zoom Meeting via the link below:

<https://zoom.us/j/650411499>

Meeting ID: 650 411 499

Meeting material has been added to the Community Development website (*[Berk BOCC Presentation \(8/4/2020\)](#)) & (*[Berk BOCC Presentation Slideshow \(8/4/2020\)](#)):

<https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals>

Effective August 5, 2020, Public Comment can be submitted via email to:

CD.STRComment@co.chelan.wa.us

If you have questions, please contact the Department of Community Development @ 509-667-6225, or email [Lynn Machado](mailto:Lynn.Machado@co.chelan.wa.us).
[Community Development Website](https://www.co.chelan.wa.us/community-development/pages/short-term-vacation-rentals)

Chelan County Community Development | 316 Washington Street, Suite 301, Wenatchee, WA
98801

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Sent by lynn.machado@co.chelan.wa.us powered by



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From: [Jim Brown](#)
To: [Barbara Rossing](#); [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#); [Lisa Grueter](#)
Cc: [RJ Lott](#); [CD STRComment](#)
Subject: RE: Follow up STR suggestions from Tuesday
Date: Thursday, August 6, 2020 8:54:37 AM
Attachments: [image001.png](#)

Hi Barbara-

Comments for the official record are being collected into CD.STRComment@co.chelan.wa.us That is where these need to go, please.

I will forward (CC) this comment to that box, but if you could please send future STR comments to that location it will keep us from having to take that extra step, or risking it being overlooked in getting to the formal record that they are all reading, and which we are posting to our webpage once a week.

The commissioners are reading all comments coming into that file.

Sincerely-

Jim Brown

Director

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: Direct (509) 667-6228 Main office (509) 667-6225

Jim.Brown@co.chelan.wa.us



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From: Barbara Rossing <brossing@lstc.edu>
Sent: Thursday, August 6, 2020 8:45 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Lisa Grueter <Lisa@berkconsulting.com>
Cc: Jim Brown <Jim.Brown@CO.CHELAN.WA.US>
Subject: Follow up STR suggestions from Tuesday

External Email Warning! This email originated from outside of Chelan County.

Dear Lisa Grueter, Director Brown, and Commissioners Bugert, England, and Overbay
Thanks for the meeting Tuesday night.

Regarding Sunsetting: When you confer with Okanogan County, please look specifically at the Methow River District regulations-- much stricter than the Okanogan County overall, and there is a strict sunsetting provision in the Methow River District. Only one STR is allowed per owner; all require a CUP.

Regarding RW and sunsetting: If Commissioner England has concerns about Lake Chelan, is there a way Lake Chelan could perhaps be given an exception to the sunsetting on lots smaller than 2.5 acres (a Lake Chelan Overlay district?), but keep the RW sunset in the District Use Chart for the rest of the County? We need the sunset on RW for Lake Wenatchee and the Wenatchee River.

Regarding a lottery and options for density-reduction mechanisms: If there are concerns about a lottery as a density-reducing mechanism, please consider other options used in other counties, some of which were already suggested by RUN and Planning Commisisoner Greg Becker: A limit of one house per owner (including LLC's); a 5-year waiting period before new construction can be converted into an STR (Maui County Hawaii requires this). Here is the wording from Okanogan County code : "5.06.050 Restrictions: Only one dwelling may be rented per owner. Each property owner may rent only one nightly rental regardless of the number of properties owned."

Transfer of Ownership: Line 426 needs to be much stricter to prevent Blind Ownership LLC's and to require that all partners be publicly listed. Otherwise there is no way to verify transfer of officers. Please have the attorney look at the language of Cannon Beach as an example? I'm copying from the Cannon Beach web site: <http://www.qcode.us/codes/cannonbeach/?view=desktop&topic=17>

[Cannon Beach: "Sale or transfer," for purposes of this chapter, means any change of ownership during the lifetime of the permit holder or after the death of the permit holder whether there is consideration or not except a change in ownership where title is held in survivorship with a spouse, or transfers on the owner's death to a trust which benefits only a spouse for the spouse's lifetime, or lifetime transfers between spouses. A permit holder may transfer ownership of the real property to a trustee, a limited liability company, a corporation, a partnership, a limited partnership, a limited liability partnership, or other similar entity and not be subject to permit revocation pursuant to this section so long as the transferor lives and remains the only owner of the entity. Upon the transferor's death or the sale or transfer of his or her interest in the entity to another person, the short-term rental permit held, in all or part, by the transferor shall be void. (Ord. 19-5 § 1; Ord. 17-5 § 1)]

The Residents United for Neighbors (RUN) suggestion we sent is:

- **Line 426 TRANSFERS OF PERMITS – 11.88.280 (4) I**
 - Line 426. STRs are now illegal. No transfer of permits should be allowed. This provision implies that the existing owner has a property right that can be transferred.
 - All owners/officers of STR owned by LLC must be publicly listed. No blind LLC's permitted.

Tier 1 definition, Lines 175-86. Please consider tightening up the Tier 1 requirements, requiring a legal dwelling or ADU for the owner on site during rental. There is a house on a 7-acre lot (9165 E. Leavenworth Rd), for example, where the owners move into a small trailer when they rent out the entire main house for large parties.yet this could technically qualify as Tier 1.

Also, please don't allow any owner-absent days. If you do allow 15 days' exception, they must all be consecutive days. The problem with the current wording is that the owner of a Tier 1 house could move out for 7 peak-season weekends, including all 3 Octoberfest weekends, and all 3 Christmas lighting weekends, and earn a fortune \$\$\$. That 7-weekend absence should not be the intent of the 15 days' absence for Tier 1. Cannon Beach requires 14-day permit holders to make all 14 days consecutive.

We recommend for Tier 1:

- **Lines 175- 186 -- TIERS –DEFINITIONS**

- Tier 1 rentals owners must live on site in a legal dwelling during the period of the rental (either primary house or legal ADU), not in a trailer, RV, garage, or temporary or mobile unit (see also lines 261-264).
- Line 180 --If the BOCC decides to allow Tier 1 owner to rent to transient guests while on an unexpected emergency, this should be a one time, 15 day consecutive period.

Duplexes: I also hope you will include a specific prohibition on duplexes-- forbidding renting more than one dwelling per lot. A house across the street from me on Prusik Lane rents the upstairs and downstairs separately, with 2 different AirBnB listings, 2 separate hot-tubs and 2 different large parties. Duplexes must not be allowed.

Thank you for your consideration,

Barbara Rossing, 7785 E. Leavenworth Rd

From: [Jim Brown](#)
To: [Jess Monnette](#)
Cc: [CD STRComment](#); [Susan Hinkle](#); lisa@berkconsulting.com; [Mark D. Babcock \(MDB@tenningen.com\)](mailto:Mark.D.Babcock@tenningen.com)
Subject: Re: STR Comments - Babcock - Marita Properties, LLC Monnette - Submission Dated 8.7.20
Date: Friday, August 7, 2020 3:53:22 PM
Attachments: [image003.png](#)

Ok. Thanks.

Sent from my iPhone

On Aug 7, 2020, at 2:47 PM, Jess Monnette <jess@mrclaw.com> wrote:

External Email Warning! This email originated from outside of Chelan County.

Jim –

Please include the attached letter of today's date as additional public comment by my client on the STR code revisions.

Please confirm receipt. Thank you.

Jess R. Monnette

<[image003.png](#)>

23 S. Wenatchee Ave. Suite #320
PO Box 2599
Wenatchee, WA 98807-2599
Phone: 509.662.7193; Cell 509.860.1150
Fax: 509.663.9163
Email: jess@mrclaw.com
Web: www.mrclaw.com

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<Ltr to Chelan County Commissioners 8.7.20 w encl.pdf>

From: [Todd Perkins](#)
To: [CD STRComment](#)
Subject: Re: STR Comments
Date: Wednesday, August 5, 2020 4:25:46 PM

External Email Warning! This email originated from outside of Chelan County.

Hello,

I grew up in Bridgeport, Wa, always looking forward to vacationing in Leavenworth as a child. I always thought it would be great to eventually own a place there when I was an adult. I am currently building a 3 bd 2 bath house for my family to use as a vacation home, as well as renting out to help pay some of the bills associated with the house. **This house will bring my family to the Leavenworth area to Zipline, Shop, Eat, Kayak, raft, etc. and help support local businesses.**

During the Covid 19 era hotels have been forced to close or limit capacity. **If people don't have a place to stay, they won't come to town and spend money.** STR's are safe places that people can go and limit their distance from other people and help contain the spread of the virus while still enjoying themselves.

I agree that there should be rules and regulations in regards to STR's. I also agree that there should be an application and fee that holds owners accountable. **I don't agree with limiting the amount of STR's** that can be in the county or designated area. It would hinder growth in the area, and keep a lid on the county/cities economic cup. **The founders of Leavenworth that had the idea to theme the town to keep it afloat welcomed people and tourists and growth with open arms.**

If we limit the number of STR applications it will primarily hurt the local residents. **First, tourism dollars will be capped, 2nd, construction will slow (local jobs), and 3rd, Property Values will decrease.**

With the revenue from the application fees we can pay for better enforcement of the rules/regulations and everyone wins. A small family like mine can have their dream of having a vacation home realized, local residents can feel good knowing that there are rules that will be enforced to keep certain areas quiet and clean, and the county and city can continue to grow during these trying times. Just imagine if there weren't enough STR's in the area and hotels are forced to stay closed or drastically limit their capacity due to covid 19 or whatever in the future. **We've all felt what it's like to shut off the economic valve over the last few months.....It's hard to survive without water.**

Yes to Application (quick processing/approvals)

Yes to Fees (No more than \$1000 per year)

Yes to Rules/Regulations

NO to limiting the number of STR's

If a home was an STR in 2020 it should be grandfathered in for 2021.

Thank you for your time and consideration
Todd Perkins

On Thu, Jul 23, 2020, 3:23 PM Todd Perkins <deloreantrades@gmail.com> wrote:

Hello,

I grew up in Bridgeport, Wa, always looking forward to vacationing in Leavenworth as a child. I always thought it would be great to eventually own a place there when I was an adult. I am currently building a 3 bd 2 bath house for my family to use as a vacation home, as well as renting out to help pay some of the bills associated with the house. **This house will bring my family to the Leavenworth area to Zipline, Shop, Eat, Kayak, raft, etc. and help support local businesses.**

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**Yes to Application
Yes to Fees
Yes to Rules/Regulations
NO to limiting the number of STR's**

Thank you for your time and consideration
Todd Perkins

From: [Jess Monnette](#)
To: [CD STRComment](#)
Cc: [Jim Brown](#); [Susan Hinkle](#); lisa@berkconsulting.com; [Mark D. Babcock \(MDB@tenningen.com\)](mailto:Mark D. Babcock (MDB@tenningen.com))
Subject: STR Comments - Babcock - Marita Properties, LLC - Monnette - Submission Dated 7.20.20
Date: Friday, August 7, 2020 2:45:56 PM
Attachments: [image003.png](#)
[Ltr to Chelan County Commissioners 7.20.20.pdf](#)

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Attached is my client's comment originally submitted 7.20.20. Per Jim Brown's request, I am re-submitting to the address CD.STRComment@co.chelan.wa.us for incorporation as public comment.

Jim – please confirm receipt.

Let me know if questions.

Jess R. Monnette



23 S. Wenatchee Ave. Suite #320
PO Box 2599
Wenatchee, WA 98807-2599
Phone: 509.662.7193; Cell 509.860.1150
Fax: 509.663.9163
Email: jess@mrclaw.com
Web: www.mrclaw.com

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From: [Jess Monnette](#)
To: [CD STRComment](#)
Cc: [Jim Brown](#); [Susan Hinkle](#); lisa@berkconsulting.com; [Mark D. Babcock \(MDB@tenningen.com\)](mailto:Mark.D.Babcock@tenningen.com)
Subject: STR Comments - Babcock - Marita Properties, LLC Monnette - Submission Dated 8.7.20
Date: Friday, August 7, 2020 2:47:49 PM
Attachments: [image003.png](#)
[Ltr to Chelan County Commissioners 8.7.20 w encl.pdf](#)

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Jim –

Please include the attached letter of today's date as additional public comment by my client on the STR code revisions.

Please confirm receipt. Thank you.

Jess R. Monnette



23 S. Wenatchee Ave. Suite #320
PO Box 2599
Wenatchee, WA 98807-2599
Phone: 509.662.7193; Cell 509.860.1150
Fax: 509.663.9163
Email: jess@mrclaw.com
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From: [Cindy Troast](#)
To: [CD STRComment](#)
Subject: STR I live in Pondersa community in Plain. I purchased my home here because it was a Private community. I was Never this lad about STR which they have some in here. How can a Private community allow commercial use of said Private property's? This is my...
Date: Thursday, August 6, 2020 8:31:54 PM

External Email Warning! This email originated from outside of Chelan County.

Sent from my iPhone

From: [John Reagan](#)
To: [CD STRComment](#)
Subject: STR Neighborhood Noise
Date: Wednesday, August 5, 2020 7:59:39 PM

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Good evening,

We live on Icicle Rd, one house away from Shore st. The second house on the south side of shore street and our house have adjacent back yards. Since the original owner sold the house a few years ago, the new owner has been renting it through Destination Leavenworth. Here is a copy of an email I sent to them a few weeks ago, I got an automated acknowledgement, but no follow-up contact. The email summarizes a fairly common occurrence at this property.

Thanks for listening.

John M Reagan
8375 Icicle Rd
Leavenworth, WA 98826
509-264-7957

John Reagan

Fri, 07/17/20 11:15 pm

Property Name Mountain View Cottage
Message or Question As a neighbor to this property, I'm getting quite tired of the guests returning to the property at 10:00-11:00pm to start partying on the deck until the wee hours of the morning. Please advise your guests that this is a neighborhood where people actually live and go to work, and expect to be able to sleep at night.

From: gouldw@charter.net
To: [CD STRComment](#)
Subject: STR comments
Date: Wednesday, August 5, 2020 5:08:50 PM

External Email Warning! This email originated from outside of Chelan County.

Good afternoon: For the next STR Community Development Meeting, please see the comments below:

1. Your notice for the last zoom meeting for August 4th at 5:30 PM was sent to me the same day at 3:58 PM. This was clearly not enough notice for most, including myself
2. Regarding the latest round pertaining to STR Codes "to aid in the management of STR's" is interesting. The Planning Commission recommends the majority of vacation rentals to simply vanish in 5 years. That apparently is their plan for managing STRs. This entire process started with a "few bad apples" and has now grown until all vacation rentals are impacted. What's next I might ask for the apparent wannabe socialistic county where we can own property but the means of generating wealth is controlled by Chelan County without a lick of respect for the rental property owners who are doing it well. Congratulations! You finally found a way to infuriate all the vacation rental owners
3. I have Chelan County PUD inquiring about sequestering essential personnel due to COVID-19 at my STR. I support this need but your interest in eliminating my STR is making me think which side of the fence the Commissioners will take?: The Chelan County Planning Commission's side who are willing to eliminate STR altogether or the Chelan PUD's side who sees the benefits of STRs.
4. If you intend to eliminate vacation rentals in 5 years, why wait? Simply make them illegal now since it essentially has the same effect on the vacation home owners
5. If you follow through with eliminating Tier 2 and 3 vacation rentals in essentially no time at all, my choices are boiled down to two: Either I make my rental a Tier 1 and move myself into the house and thus separate from my wife until you turn your attentions elsewhere (maybe by eliminating Tier 1 rentals in the future?) or to boycott the permit process altogether

Sincerely,

Bill Gould

1071 Wenatchee Heights Road

(509) 662-7139

From: [Patricia Clayton](#)
To: [CD STRComment](#)
Cc: [Zelda Scott](#); [Patricia Clayton](#)
Subject: STR proposals
Date: Friday, August 7, 2020 9:40:50 PM

External Email Warning! This email originated from outside of Chelan County.

To Whom It May Concern:

Since 2015 our cabin has been part of Natapoc Lodging but we have spent time in Plain since 1994 when we purchased Wenatchee riverfront property. The parcel is adjacent to the series of cabins that have made up Natapoc Lodging, a tightly managed group of cabins more like a high end retreat than a typical airbnb or vrbo. Our property was purchased from the Chelan County PUD at an auction in 1994 which took place in an empty field where the hard of hearing auctioneer was standing in the back of a pickup truck. One after another of the parcels was purchased by folks from Western WA or Wenatchee as recreational property. Many of these waterfront homes are still empty much of the time, sitting ready for their owners on weekends. Is that your goal? Given the area's thriving tourist economy, it seems counterintuitive to choose to eliminate all waterfront short term rentals in Plain when the proposed sunset clause takes effect in 5 years.

As a part of Natapoc Lodging we have been extremely pleased with their management. It seems absurd to lump this group of physically clustered cabins, present since the 1980's and controlled by a nearby property manager, with the new internet phenomenon of absentee owner airbnb and vrbo rentals.

I also question the wisdom of lumping Plain short term rentals with those of the city of Leavenworth. Is there any way to tease out the differences? They are completely different environments that only share a zip code. It's like applying regulations designed for Seattle to Snohomish. It doesn't make sense to me.

On a personal level, I'm happy that my children continue to have access to our long time family cabin and that because of being part of a rental group, other families can come back every year too. We're pleased to share the beauty of the Wenatchee River in all seasons and create traditions for families other than our own. I'm happy that the house doesn't sit empty much of the year. And please don't assume that my rental gives me profit. The income for our cabin only partially covers the expenses of maintaining a riverfront home in a very harsh mountain climate.

If the 5 year sunset clause were to take effect for us, the cabin would simply revert to being a single family vacation home, sitting empty much of the year. Realistically, it will never be an affordable full time rental for local residents. Being only 2 hours from the Western Washington metropolis, waterfront cabins will continue to be vacation homes for the lucky ones, just fewer of them if the homes are never rented out!

If your plan were to go forward as proposed with the elimination of all waterfront short term rentals in Plain in 5 years, not only would you not solve your housing affordability crisis, you would negatively impact tourism, and especially negatively impact those families who may not be able to afford ownership of a cabin but can enjoy the special magic of this place every year by renting!

And after 5 years? I don't know how anyone can plan financially for rental property by lottery. There must be a better solution.

Thank you for your attention,

Patricia Clayton

From: innkeeper@cashmeremountainbandb.com
To: [CD STRComment](#)
Subject: STR"s
Date: Wednesday, August 5, 2020 5:11:17 PM

External Email Warning! This email originated from outside of Chelan County.

Please reconsider the acreage aspect of your regulations. We have a party house on 2.51 acres next to us. She is the same owner as the Red Roof Lodge.

Even though they have that much acreage, they built next to us. Absentee owner, no manager. Parties day and night all week long. It has ruined our own business here that we started in 2009. Our guests are constantly talking about the parties going on next door. The 4 bedroom sleeps 16 and that wasn't enough two weeks ago. People pitched tents in the backyard. The acreage needs to be much higher than 2.5 and under for the noise level of these constant parties.

Respectfully,

Brian & Rochelle Shugrue
Innkeepers, Cashmere Mountain Bed & Breakfast
509-548-2382
<http://www.cashmeremountainbandb.com>
<https://www.facebook.com/pages/Cashmere-Mountain-Bed-Breakfast/160423974019515>

From: [Susan Butruille](#)
To: [CD STRComment](#)
Subject: STRs -- Submit to Record
Date: Tuesday, August 4, 2020 9:16:03 PM

External Email Warning! This email originated from outside of Chelan County.

To the Planning Commission:

Thank you for your work and attention on the issue of SRTs in our community. We all want what's best for our area and its people.

In the 18 years we have lived in a quiet Leavenworth neighborhood at Titus Place, we have seen a proliferations of STRs in town, including the house next door to ours. So far we have had no problem such as all-night parties with loud music. SO FAR. But if strict controls are not enforced, we could be experiencing bad neighbor behavior as have many of our friends and neighbors. Many of the changes I see regarding housing in Leavenworth are not healthy. We are among the many who want to preserve our neighborhoods for FAMILIES -- young families who can afford to live here. The STR next door used to be home to a young family. Now it's one more house not available to a family that needs a home. Over and over, we hear of teachers and health care workers who want to live in our town but can't find housing they can afford. The teacher I work with can't find a house for her family in Leavenworth so she lives in Wenatchee with her husband and children, and commutes every school day. This is multiplied around our community among teachers, health care workers, and service workers. Meanwhile, we do not have a housing shortage. Rather, we have a surfeit of homes unavailable to the workers who keep our community going.

Thank you for addressing this problem in our community and all the time and effort involved. We must change course. This is not just a local problem. It reaches across our country and indeed the world. I am haunted by a story of a woman who lived in Sedona, Arizona, She remembered the lovely morning walks she used to take on the path across the street. Now the path is overrun with tourists staying in SRTs, and she has left town. Whole towns from Hawaii to Venice, Italy, have been taken over by SRTs, and longtime residents have fled.

Now, faced with a world pandemic, many more families are in need of housing that they can afford. STRs that are not properly controlled stand in the way of affordable housing and community. We now have an opportunity to change course and shape our community to address the needs of all.

Sincerely,

Susan G. Butruille
12150 Titus Place, Leavenworth

Susan G. Butruille
Author, Speaker, Playwright
susanbutruille@gmail.com
www.sbvoices.com
509-548-0238

From: [Margaret Sonnen](#)
To: [CD STRComment](#); [STRACC Board](#)
Subject: Short Term Rental Comments
Date: Friday, August 7, 2020 4:35:48 PM

External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners,

I thought it was the commissioners job to:

1. Define the actual issues at hand
2. Define the most simple solutions to those real issues
3. Create the least amount of regulations to correct the most pressing issues.

I'm a business owner and I truly believe that business is only healthy with regulation but these two things need to be in balance. I think anyone looking at the regulations currently in review would not think this as a balanced response.

The issues I heard from people who were against Short Term Rentals were basically: noise issues, parking issues, limit more STR's. I also heard that neighbors wanted people living on site year round, but I'm not sure that would alleviate noise and/or parking issues (I'd make the argument it would only increase noise and parking issues as now people would be living at these sites year round vs. just on weekends and holidays when most STR are booked).

I did not hear anyone complain of the size of the group in comparison to the noise they heard. In other words, a small group of people can make a lot of noise and a large group of people can make no noise issue at all.

I find the 2.5 acres and 12 guest requirements as random and unmeasurable. Do we know that 13 people are a lot noisier than 12? Can people hear noise less from lots that are 2.5 acres but not 2.4? I don't know how any of these regulations will make the commissioners jobs easier, the neighbors happier, or commerce more thriving. I don't think we are focusing on how to fix noise and parking issues in the simplest form of regulation. If you just don't want my short term rental to exist, then I see what you are doing. But I didn't think this was an anti-business, anti-property rights commission. I'm truly floored by the provisions being reviewed.

Sincerely,
Margaret Sonnen

Sent from [Mail](#) for Windows 10

From: [Michelle Snyder](#)
To: [CD STRComment](#)
Cc: [Michelle Snyder](#)
Subject: Short Term Rental Opposition
Date: Thursday, August 6, 2020 11:22:40 AM

External Email Warning! This email originated from outside of Chelan County.

Dear Board of Commissioners,

As a new homeowner in Chelan County, I am just now learning of the discussion around sunsetting of short-term vacation rentals.

As 2nd homeowners, we are typically at our cabin 3 days a week, and 4 days a week at our permanent residence. With COVID regulations in effect, our work has been fairly flexible in allowing us to work from home, and now the kids will also be attending online school. We view this as an amazing opportunity to spend more time in Chelan County, exploring nature and giving our children the best education - hands on and not in front of a screen. While at the cabin, we frequent the local grocery store, hardware store and market for ice cream breaks. We stop for gas at your gas stations. We order take out from your restaurants, and we employ your permanent local residents to help us with painting, hot tub maintenance, electrical and more.

While we purchased our home as a 2nd home as a weekend getaway to enjoy all that the Leavenworth area has to offer, we also entertained allowing our friends and family to use our cabin for their personal enjoyment several times a year to help us offset our mortgage payments. Allowing our family from across the country to visit and stay at the cabin while Quarantining, or friends to enjoy a week in the woods to give their children the same hands-on experience that we enjoy with our own children. Like us, they too would support your local economy in tourism dollars.

I understand the influx of STVR has impacted the community, however I implore you to look at the bigger picture and "see" who the owners of these properties are --ones like our family, who would love to give our children the best of both worlds from rural nature escapes to the city life, teaching them to love and respect the great outdoors and natural resources in the best way possible. Without allowing for some short-term rentals, we will not be able to maintain and update our property, nor will we be able to escape and visit our property as frequently, as we will be working extra hours to pay for that mortgage payment. It will sit vacant for many weeks on end, doing absolutely no good to anyone - not ourselves with rental income, and certainly not Chelan County in the tourism dollars lost, rental taxes not collected, and local citizens who no longer have a job of cleaning, plowing, mowing and maintaining our property.

As we travel (at least, pre-Covid), we have always used sites like VRBO and AirBnB. With a family of 5, and 2 dogs, that is the only way to go for our family. Hotels usually only sleep 4 to a room, so we would have to book two rooms, and my husband and myself would have to sleep in separate rooms. Or one child ends up on the floor (yuck). Dogs are typically limited to one per room, with a huge pet deposit and fee, and they have weight limits (we have a 50lb & 70lb dog). Hotels don't make sense for our family, and haven't for many years. Many of our friends are in the same situation, with 3+ children. Camping is not an option (again, dogs who will bark at every sound), and we don't own a travel trailer. Imagine the increase of travel trailers driving on Rt 2! Without vacation rentals, this type of visitor will cease to exist in Leavenworth.

As I've started to dive into both the arguments for and against the regulations that have been proposed, one solution that appears to make the most sense is having a local property manager (another local job!) that is responsible to respond to any complaints. We are aware of several property management companies in the area and adding this to their service offerings is a huge benefit to all property owners, the community itself, and the local police force, who is already spread thin with the vast area that they cover. Strict regulations on quiet hours, trash removal, parking etc can be enforced by the local property manager. Fines for violations can be assessed to the property owner if a warning is dismissed.

As a homeowner, and potential rental property owner, I encourage each person on the Board of Commissions to sit back and look at what eliminating vacation rentals will do to the local economy. If not now, in 5 years when the sunset period is over. Tourism dollars will dive, housing values will dive, and therefore your income from property taxes will take a huge hit. With your citizens out of jobs in the tourism industry, they too will struggle to pay into your taxes. Imagine your county with little resources for Wild Fires, or Road Repair. Leavenworth for what it is known will cease to exist, returning back to the pre-Bavarian time when the economy was struggling to survive.

I'll leave you one question: What does YOUR family do when they go on vacation? Have you ever logged on to AirBnB, Vacasa or VRBO to find a cute place to stay when you've traveled outside of Leavenworth? If you can answer YES to that question, then you need to rethink your position in eliminating the vacation rentals. Work WITH the property owners to come up with a solution to the problems, and work to help enforce that solution. As homeowners, we are willing to help in the process and work WITH you to make Chelan a wonderful place to visit, spend money and enjoy time in nature.

Respectfully,

Michelle Snyder

Plain, Washington
253.735.4674

From: [dunegrass](#)
To: [CD STRComment](#)
Cc: [STRACC Admin](#)
Subject: Short Term Rentals
Date: Friday, August 7, 2020 3:44:55 PM

External Email Warning! This email originated from outside of Chelan County.

Dear County Commissioners,

I am the owner of a short term rental. I believe that regulating short term rentals is the correct thing to do. They should have permits and regulations. For the most part, I agree with your approach.

But I don't agree with shutting down existing rentals after 5 years. Our rental is first and foremost OUR vacation home that we use often. Being able to rent it out when we are not using it, makes the purchase and maintenance of our home financially feasible. Our rental meets **all** of the standards that are outlined in the code that you are considering. We have never had a noise complaint or any other type of complaint about our renters. We are good citizens and neighbors in our community. We happily pay state and Chelan county taxes on the revenue that we make.

That you want to put a 5 year sunset clause on our ability to rent out our place, is government at its worst. It amounts to the taking of our asset and the devaluing of our property. We should be grandfathered in.

Please do not put a sunset clause on existing rentals. Enforce the laws that are on the books and shut down rentals that have complaints, don't have permits, don't meet your standards, and/or that do not pay taxes. Increase the county taxes to help with the costs to do that. But don't sunset us. That is not right.

Thank you for your consideration.

Best regards,

Kim Kertson
70201 Club House Drive, #101
Leavenworth, WA 98826

From: mevatt@comcast.net
To: [CD STRComment](#)
Subject: Short Term Rentals
Date: Wednesday, August 5, 2020 11:54:22 AM

External Email Warning! This email originated from outside of Chelan County.

Dear Board of Commissioners,

We live in Chelan Ridge on the south shore of Lake Chelan. We're a community of 40 households spread over 49, ½ acre to 1+ acre lots. Most of us chose this neighborhood because it is 10 miles from downtown Chelan, somewhat isolated, and outside of the hustle-bustle. We designed our house with privacy in mind, from how we placed it on the lot to making sure the garage was between us and our closest neighbor.

During our first year of occupancy we thoroughly enjoyed our community but that started to change when the house two doors down was purchased by people who contracted with Vacasa. Soon the house above us contracted with Vacasa and then the house next door was sold and it also became a vacation rental with Vacasa. Our bylaws were written in the 90's and offer no protection from the negative effects of rentals.

Now we have many people and cars coming and going, loud voices and music from the hot tub, trash that blows into our yard, the common areas, the swales, trash cans and bags left curbside 24/7, an invitation for the bears that live near us in the State Park and surrounding areas. One of the things we loved about our neighborhood was the stargazing. Now we have "light pollution" as renters typically have every light on. This past year we've stopped planned work on our home to instead build privacy screens and add privacy-providing landscaping.

This summer we've had offensive music and conversation coming from the hot tub, 20-somethings hitting golf balls into the State Park, and on the 4th of July at 2AM, the rental 2 doors down shot off fireworks into the State Park. Last summer renters brought their own portable barbeque that sat about 10" off of the wood deck. They used lighter fluid and paper to light briquettes, resulting in 1-2 foot high flames. Our neighborhood has become a zoo.

Please limit short term rentals to developments designed for vacation homes, such as The Lookout and Wapato. Our neighborhood is being destroyed.

Thank you for your consideration,
Martha Evatt

From: [Matt Williams](#)
To: [CD STRComment](#)
Cc: info@straccwa.org
Subject: Short Term Rentals
Date: Friday, August 7, 2020 6:36:47 PM

External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners,

I am disappointed to see the latest revisions to the proposed regulations for short term rentals. Specifically:

- (1) The 5-year sunset** on all non-owner occupied STRs (Tier 2) on lots smaller than 2.5 acres and any STR with occupancy greater than 12 guests (Tier 3).
- (2) The Conditional Use Permit** that will be required to operate any Tier 3 STR.
- (3) The 3-year sunset** on the transfer of STR rights when selling a property.

These regulations clearly target an entire industry with the intention to shut it down. This will negatively impact countless families, businesses, jobs and livelihoods including my own. We bought a cabin in 2015 that we love. It was only possible because we were able to offset expenses by renting it out. I urge and request for you to reconsider and find a win-win solution that doesn't aim to eradicate the vast majority of short term rentals.

Sincerely,

Matt Williams

From: [Suzette Hollingsworth](#)
To: [CD STRComment](#)
Subject: Short term rentals impacting quality of life and economic livelihood in residential neighborhood
Date: Thursday, August 6, 2020 4:59:15 PM

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This process is weighing residential rights against commercial rights in a residentially-zoned neighborhood. Which is another way of saying "Should we just ignore our own laws?"

We live just outside Leavenworth. Our neighbor lives in Seattle and consistently rents out to 8+ people/night, even during the CoVid. The constant noise has destroyed our quality of life on our property. It's been worse the last few weeks. There is noise 7 days/week all day. We can hear the racket inside our house. We can't sit outside and enjoy our property that we pay \$5000/year in property taxes for. Our neighbor makes \$600/night on the property and advertises to "pitch in together" and rent it, so it necessarily attracts large groups who want to party (and get their money's worth). Some rentals make it very clear they only want quiet renters, but our neighbor's advertising attracts a different type of person. She is not on the property and doesn't have to hear it.

Are we supposed to feel guilty to want a certain quality of life in a residential area while denying others their commercial gains? Many residents are working from home now, what about their rights? We are authors and make our living writing books; the noise is disruptive to our work. Our neighbor in Seattle is making enormous profits at our expense.

We live in my husband's childhood home with many happy memories. Now we are in the home in our retirement years and are contemplating selling and moving to some place quiet, though I am afraid it would break my husband's heart to do so. All our other neighbors are wonderful except for the rental property. Our neighbor may force us off our own property which has been in my husband's family for 80 years. His property belonged to my husband's grandparents who started the Icicle Outfitters: Slim & Janie Hollingsworth took people into the hills camping for a living. The first year of Slim & Janie's marriage they lived in a tent. Then the property belonged to my husband's parents for over 40 years (Duffey & Alf Bergren. Duffey was the head of nursing at Cascade and Alf was in the 10th Mountain Division WW2); my husband's footprints at two years old are in the sidewalk. This property was a piece of heaven before our neighbor's rental came in. HEAVEN. It was so peaceful and quiet.

One of our neighbors had her cat tortured, who died. The vet said he would pursue it if he knew who it was. It was likely one of the rentals in our neighborhood as the cat was very friendly and nothing of this nature has happened before or since in the neighborhood. People who are sociopathic are not that way for one week out of their lives. Having a constant flux of strangers coming through a neighboring property is a

strain on the neighborhood, there can be no doubt about that.

I just listened to two hours of screaming drunk women sing a rendition of 80's songs. From inside my house. Last week it was a "gentleman" who only knew how to yell - he didn't have a speaking voice - and it was "F**k" this and "F**k" that. It was unbelievable. There is no screening of these people; they are not the owner's friends. We have asked the owner repeatedly to rent to a smaller number of people, 2-4. If they are not bothering us, we could care less what they are doing. IF owners were managing their properties so that they were not impacting the lives of residents, there would be no complaints. I guarantee no one is complaining about the noise my husband and I make!

It's a matter of what one can get away with. Naturally our neighbor is going to maximize her profit at our expense and will soon be grandfathered in. She'll probably block us on her cell phone. The owner has not worked for 20 years, doesn't have another job or another source of income, she reminds us, but doesn't cut back on the renters (less income for her) which would necessarily cut down on the noise. These renters aren't staying in hotels or at the Sleeping Lady because those institutions wouldn't put up with the noise. Our neighbor says she can't provide for her children without the rentals although she is sitting on a property worth over ½ million \$. It's not about survival, it's not about her children, it's not even about not wanting to work, it's about maximizing profits.

Suzie Hollingsworth

From: [Amy Edwards](#)
To: [CD STRComment](#)
Subject: Short term rentals
Date: Wednesday, August 5, 2020 12:57:06 AM

External Email Warning! This email originated from outside of Chelan County.

To whom it may concern:

I am writing to share my thoughts and concerns with short term rentals in Chelan County, particularly in the upper valley. I am a life long resident of Peshastin who is saddened by the state of our housing market. The number of secondary home owners who rent out their houses and condos when not being used by the owner is astronomically high and continuing to grow. My grandparents live on Evan Street in the residential zone of Leavenworth. This is right in the heart of Leavenworth across from the school district superintendents office. One of their neighboring houses is a secondary home to someone from the west side of the state. They are running a vacation rental out of the home, even though they say it is "friends" or "family" who shows up on the weekends. It is never the same people who come. There are only 2 parking spots at this house, but there are frequently more than 2 cars. This is taking up street parking and we all know Leavenworth has enough parking problems. My grandparents have even had them parking in their yard and in front of their garage. They have had people puking in their yard as well as using their yard as a toilet. Both the neighboring houses share a sewer line with my grandparents. It constantly backs up into my grandparent's bathtub when the house next door has a lot of guests. The house on the other side of my grandparents sold just this week to a doctor from Bellevue who is using it as a 2nd home. It too will no doubt be another illegal short term rental when it is not in use by the owner. There are 2 more houses for sale on my grandparents street and I am honestly scared to see what happens with those houses. My grandparents have lived in their home for over 50 years. They are in their late 70's and should not have to put up with these horrible neighbors who have no respect or regard for the people around them. The people purchasing secondary homes have no intention of investing in our communities. They simply see dollar signs. I have many friends and clients who have reported illegal neighboring vacation rentals, but nothing is done. They are not shut down or given big fines. It is a slap on the wrist and they continue to operate.

There are so many reasons to limit short term rentals in our county. We do not want to be another Vale! I urge you to please inflict a more harsh punishment on those breaking the rules and to create more laws limiting short term rentals particularly in the residential areas. There needs to be a conditional use permit requirement so management is on site all times. If I understand correctly this is what B&B's are required to do. There is currently a conditional use permit required for Leavenworth, but it is not enforced. There needs to be occupancy restrictions for people who have a 4 bedroom house for rent but are advertising that it sleeps 18 and only has 2 or 3 parking spots. The sewers and septic systems simply cannot take this kind of use. There needs to be a group or committee that oversees short term rentals to make sure they are following the rules. We are losing our county to these secondary homes/short term rentals.

Another reason to limit short term rentals is to keep housing cost reasonable for those of us who live and work here. My husband and I searched for an "affordable" home to purchase for 3 years. It was impossible. We are both college graduates with decent jobs and yet we could

not find a home within our loan approval amount for 3 years! I have numerous friends who were also in the same situation. We ended up renting to own a house that my parents own. With a growing family, we had no other choice. I have spent my life here. I am a 4th generation resident of this county. My great-great grandfather's homestead was valley-hi. My family roots are deep here and I have no intention of leaving, but I fear that we may have no choice. Our taxable property value has increased by more than \$120,000 in the last year alone. How on earth is this ok? This causes our mortgage to rise significantly and this is driving long term residents out of our county. The saddest part is that the long term residents are truly the heart and soul of Chelan County. There is something wonderful about a community where you know your neighbors and you can call them friends, but that life is slipping away. This surge in secondary homes is completely changing our way of life here and not for the better.

Please fight to preserve our county for those who want to live here and invest themselves as a productive member of our society. If something isn't done soon it will be too late!

Thank you for your time.

Amy Edwards
509-670-2004
amyedwardsmusic@gmail.com

From: [LeAnne K. Parton](#)
To: [Lynn Machado](#)
Subject: Short-Term rentals
Date: Wednesday, August 5, 2020 9:20:37 AM

External Email Warning! This email originated from outside of Chelan County.

Lynn,

I would like to be included in any future zoom meetings on the Short-Term Rental Workshops with the Board of County Commissioners, and any information on the topic. We have been looking to purchase a home in Leavenworth for over a year to use as a short-term rental. So the discussion last night was very interesting/enlightening.

Do you have the directive or the philosophy from the Commissioners on what you were to provide on the subject of Short-Term rentals? Thank you.

LeAnne K. Parton
lkparton@gcpower.net
509-750-7496

From: [Zelda Holgate](#)
To: [CD STRComment](#)
Subject: Sunset of RR2.5 and it's impact
Date: Friday, August 7, 2020 3:24:43 PM

External Email Warning! This email originated from outside of Chelan County.

To: Chelan County Commissioners and Community Development

From: Zelda Holgate, Natapoc Lodging

Commissioners and Community Development,

Commissioner England you mentioned in the first workshop that you would like Lisa from Berk Consulting to provide specific examples of what would happen to homes with the new code. I would request that you use my homes and tell me what happens to my business in five years.

Natapoc Lodging has been in business as a short term rental management company since 1989. 6 homes were built by Karen and Dirk Andersen for the specific use of short term rentals. They have managed other homes off and on over the years. I purchased the business in 2011 and currently have 4 of the original homes and 2 additional homes. Here are the specifics of my homes.

Kumitskoos, 12344 Bretz Road, Leavenworth WA 98826. Zoned RR2.5, Sits on 2.5 acre, water front. Two bedrooms and a loft and sleeps up to 8. It has been a rental since it was built in the early 1990's.

Stuchin, 12342 Bretz Road, Leavenworth, WA 98826. Zoned RR2.5, Sits on 2.5 acres, water front. One bedroom sleeps up to 4. It has been a rental since early 1990'S.

Lupine Manor, 12199 Bretz Road, Leavenworth, WA 98826. Zoned RR2.5, Sits on 2.5 acres, water front. Three bedrooms, sleeps up to 8. It has been a rental since 2013.

Yarkin, 285 Blue Ribbon Lane, Leavenworth, WA. Zoned RR2.5, sits on 5 acres, water front. Three bedrooms sleeps up to 8. Was a rental from years prior and I took it on in 2011.

Tahkwa, 12272 Bretz Road, Leavenworth, WA. Zoned RR2.5, sits on 1 ¾ acres, water front. Four very large bedrooms, loft, sleeps 16. It has been a rental since 1991.

Mahsahwe, 12246 Bretz Road, Leavenworth, WA. Zoned RR2.5, sits on 1.5 acres waterfront. Five very large bedrooms, loft, sleeps 18. It has been a rental since 1989.

None of these homes have close neighbors; all of these homes are on the Wenatchee River.

According to the code conversation you had on 8/4, the way I interpret it is that all my homes would require a permit, with two requiring a CUP if I wanted to keep them at current occupancy, and they would all be sunset after 5 years. Then they would have the potential of being put in a lottery. That doesn't work for a business that takes reservations a year in advance.

How is that fair or equitable? I have owned Natapoc Lodging since 2011. Put my heart and soul into being the best operator for my guests, my owners and my neighbors and yet in 5 years the County will put me out of business. I have guests that have come since Mahsahwe opened in 1989. This year was the first year they didn't stay with me due to the pandemic and they immediately transferred their deposit to 2021. They are a family of 16. How do I tell them they can't stay in one

house any more, they have to rent two? How do I tell them that in five years Natapoc Lodging will cease to exist? How do I plan for retirement now that I don't have a viable business to sell?

There has got to be a way to come to an equitable solution. If the commissioners pass what you discussed there will not be a home on water in Chelan County in five years. What does that do to tourism, tax dollars, small business supported by STRs?

I know that there are bad operators out there. Enforce the current code and make violations painful for the guests and the homeowner and or property manager. Use a responsible party form to contact the bad apples. Don't muddy up a code that is currently not being enforced with more code that is not necessary and impossible to enforce. (I will address those issues after your 8/11 meeting).

Please think long and hard about what you are doing and the repercussions this could have long term for Chelan County.

Zelda Holgate

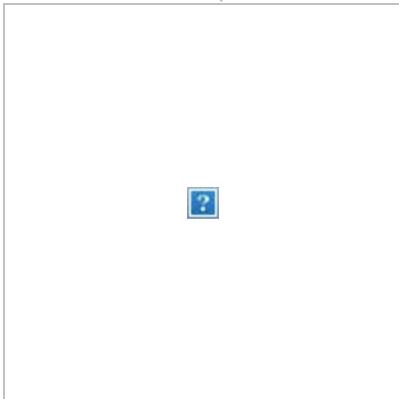
Natapoc Lodging

www.natapoc.com

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509-763-3313

888-NATAPOC(888-628-2762)



From: [Kris Kraus](#)
To: [CD STRComment](#)
Subject: Vacation Rentals Within Chelan County
Date: Thursday, August 6, 2020 9:08:49 PM

External Email Warning! This email originated from outside of Chelan County.

To Whom It May Concern; I understand that this topic has many strong feelings on both sides. I can only share my experience and offer my opinion. My husband died 10 years ago at the age of 49 from cancer. Without his income, after the life insurance ran out, I was unable to keep up with my house payments. The property is rural and has been in my family since the 1940s. I was about to lose my home when a friend came up with the idea of turning it into a vacation rental. This saved my home. I lived there except when it was rented out. I rented it out an average of 8 to 10 nights a month at a range of \$150-\$300 per night depending on the time of year. I did this for 3 years. It allowed me to catch up and keep my home long enough for my daughter to be in the position to buy it. If that had not been an option I would have lost this family property. That being said...I didn't allow large groups, no one under 25 could rent the property, I usually welcomed the renters so I could meet them in person. I only had one group in the 3 years that left a mess but it was easily cleaned up. Never had a complaint from the neighbors.

Vacation rentals can be done in a way that makes them work well. There needs to be a governing body paid for with a lodging fee. Each property needs to be inspected and given an occupancy determination based on square footage, number of bedrooms and bathrooms and septic/sewer capability. There should be different allowances for rural properties versus those within the city limits, i.e. rural residence could be allowed some tent camping for larger gatherings while those renting houses within city limits would need to keep to the allowed number of guests per house. Owners need to be responsible. If guests cause issues with the neighbors there should be a system in place to fine the owner after a warning. If issues continue fines increase. After 3 fines the vacation rental license is pulled for 30 days. After the license is reinstated if there is another incident the license is pulled for 90 days. After that the license is revoked. You can bet owners would be more mindful of how their rental is handled. If the neighbors are impacted in any other way, as a direct result of the vacation rental, they should be able to file a complaint directly with the governing body who would then work with both parties for a permanent solution. Certain areas of the valley lend themselves to vacation rentals better than others. Perhaps there could be designated residential areas within each city where they are not allowed. Areas with small lots where the houses are on top of each other probably not a great idea but anything over a half acre would probably be suitable. Property owners should have the ability to use their property as they wish as long as it doesn't impact their neighbors. A governing body with a well thought out set of rules and consequences would accomplish this. Thank you for your time.

[Sent from Yahoo Mail on Android](#)

From: [Kirvil Skinnarland](#)
To: [CD_STRComment](#)
Subject: comments on STR ordinance
Date: Friday, August 7, 2020 4:31:51 PM

External Email Warning! This email originated from outside of Chelan County.

Dear Commissioners,

We are encouraged that you are listening to the strong objections of County residents to Tier 2 and Tier 3 rentals in residential zoning, but we remain concerned about some of the directions that your discussion went on Tuesday, August 4. So, we are offering the following suggestions and comments for your consideration. We have highlighted in gray the changes from the letter we submitted to you on July 31st. The rest of our comments made on July 31st still stand and we include them again for convenience.

Line 113 11.04.020 DISTRICT USE CHART

We are proposing a compromise of allowing Tier 2 and Tier 3 on lots 8 acres or greater in RR 5, RR10 and RR20. RR5 and RR2.5 are going to have a lot of Tier 1 rentals because of the larger lot size. Tier 1 rentals do have impacts on neighborhoods. We have already compromised to accept Tier 1 tourist accommodations as a permitted use in all rural residential zones. This compromise allows an increase in the size of rentals beyond the limit of 6 people in B&Bs which are currently allowed by code. (Note: We believe 12 occupants is too many; 10 occupants should be the maximum for Tier 1, as in earlier Planning Commission drafts.) This compromise should be acknowledged, and rural residential neighborhoods should not be asked accept Tier 2 rentals, which are businesses, except on large lots and with a CUP.

P — Permitted use

P(1) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards

P(2) — Permitted use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards, except for on parcels that are twelve thousand square feet or smaller, the use/structure must be located on a lot with an existing single family residence

P(3) Temporarily permitted non-conforming use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards. **On lots smaller than 8 acres, the short term rental shall sunset by October 1, 2021.**

A — Accessory use A(1) — Accessory use subject to development standards in Chapters 11.88, 11.93 and/or within the applicable zoning district standards

CUP — Conditional use permit

District Use Chart

USE	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
TIER 1	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(2)			CUP	CUP	CUP
TIER 2	CUP	CUP	CUP	P(3)	P(3)	P(3)	P(3)	P(2)			CUP	CUP	CUP
TIER 3	CUP	CUP	CUP	P(3)	P(3)	P(3)	P(3)	P(2)			CUP	CUP	CUP

NEW SECTION TO BE ADDED TO CHAPTER 11.93 (CONDITIONAL USE PERMITS)

Short Term Rentals:

1. All Tier 2 and Tier 3 short term rentals must be directly accessible by a freeway/expressway, Urban/Rural Minor Arterial, Urban/Rural Major Collector or an Urban/Rural Minor Collector. Access cannot be via Local Streets (including neighborhood controlled private roads) through residential neighborhoods. A property can be accessed by an exclusive private road dedicated solely to use by the owners and their guests as long as it connects directly to a Collector, Arterial or Freeway. (Reference Table 1. Roadway Functional Classification, Transportation Element of the Comprehensive Plan.)
2. For all Tier 3 short term rentals, either the Owner or the Qualified Person (see Code 11.88.280) must visit the site on a daily basis to ensure that the guests are complying with the provisions of this chapter, the CUP and the short term rental permit.
3. No Tier 2 and Tier 3 short term rental can be located within 1000 feet of another single family or multi-family residence.

SUNSET PERIOD -- The rationale for the shortened sunset period is that STRACC, its members and other STR owners have had ample notice that regulations were coming. The County released drafts and the Planning Commission held public hearings on draft STR regulations in the summer of 2019. The immediate crisis in the housing market and the impacts on neighborhoods must be balanced against consideration given to STR owners in the form of some period for amortization. STR owners can sell or convert their houses to long term rentals. The City of Palm Desert, California sunset all non-conforming STRs in 2 years. We can find other examples if needed.

We simply do not understand why the Commissioners feel obliged to give absentee owners of whole house rentals an extended sunset period. First of all, many (if not most) of these owners do not live in Chelan County. A 2 year amortization is generous since the owners can sell (hopefully to a full time resident) or turn the home into a long term rental. The City of Leavenworth in their letter dated July 28, 2020 emphasized the affordable housing crisis. In 98826, 12% of the housing stock is in STR use. This is a housing emergency that cannot be put off 5 years to be addressed.

RURAL WATERFRONT IN 98826: If the BOCC desires to allow Tier 2 on RW zoning on Lake Chelan, we suggest they create an overlay district to allow this. A CUP should be required along with special conditions to mitigate impacts on neighbors. Tier 3 should only be allowed on very large lots.

On Lake Wenatchee and the Wenatchee River, the lots are too small to allow Tier 2 or Tier 3 rentals. If a compromise must be made on RW zones in 98826, we believe the only exception should be for lots at least one-acre in size that do not have a shared driveway.

ADMINISTRATIVE CUPS—There is no such thing in the County’s zoning code and we strongly object to any process that avoids a public hearing and allows staff to approve CUPs. The County should set its permit fees at a high enough level to cover additional staff and administrative costs. And it can hire an additional Hearing Examine on a contract basis to handle the short term workload.

As we have emphasized, the main tool for protecting neighborhoods and increasing affordable housing is zoning. Do not allow Tier 2 and Tier 3 in residential zones on lots small than 8 acres and do require a CUP with the conditions stated above for zones where these Tiers 2 and 3 are conditionally allowed.

- **Lines 175- 186 -- TIERS –DEFINITIONS**

- **Line 177** -- Tier 1 rentals owners must live on site in a legal dwelling during the period of the rental (either primary house or legal ADU), not in a trailer, RV, garage, or temporary or mobile unit (see also lines 261-264).

- **Line 178 – i (b)** We do not support the 15 days exception. It is too difficult to enforce and should be eliminated. If it is left in, the exception should be a one time, consecutive 15 day period.

○ **Line 180** – Allowing a home on a separate lot within 200 feet of the owner’s residence is a compromise already (which RUN does not support). There should be only 1 such dwelling allowed in this circumstance or an owner can buy up all the houses surrounding his property and created a cluster of STRs.

- **Line 195 --TIER 1 ALLOWED IN PUD OVERLAYS AND MASTER PLANNED RESORTS**

- We don’t oppose this in concept but it needs more review and thought.

- **Line 231 – Existing Short Term Rentals**

- Line 232 E i (a) – We do not believe that any existing short term rental should be considered lawfully established and existing. The current County code does not allow Tier 1, Tier 2 or Tier 3 rentals. **Do not give them a property right.** It will only complicate the sunseting process. All short term rentals except B&Bs should be considered temporarily allowed, non-conforming uses. Tier 1 rentals will become conforming when they obtain permits under the new system. Tier 2 and Tier 3 all will be phased out (sunset) except in zones RC, RR20 or RR10 but they will need to obtain short term rental permits and possibly also CUPs.

- Line 237 Section E ii (b) – Only units that obtained an occupancy permit as of **October 1, 2019** should be considered “existing, temporary, non conforming short term rentals”. (Rationale: The County’s first draft of a short term rental code was released in July 2019 so owners have had plenty of time to anticipate that there would be regulations. They can switch to long term rentals or sell. We don’t feel that investors who have rushed to buy and/or convert houses to STRs in residential zones should be given a 5 year amortization period.)

- Line 250 Section E iii – Change language from 2 years to a sunset of **October 1, 2021**. (Only STRs that existed on September 20, 2019 should be allowed any amortization period.)

- Line 258 Section E (should be iv) -- **All non-conforming STRs will sunset by October 1, 2021** since owners have the option of switching to long term rentals. (A 5 year amortization period is way too long. Our housing crisis must be addressed sooner. And neighbors should not have to wait 5 more years for Tier 2 and Tier 3 type rentals to sunset.)

- **Line 260 SHORT TERM RENTAL STANDARDS – 11.88.280 (3)**

- Line 265 -- **Overnight occupancy for Tiers 1 and 2 should be 10 persons. For Tier 3, it should be 25.** (Tier 1 rentals of more than 10 people are not compatible in rural residential zones. And, allowing more than 25 in Tier 3 in an unsupervised setting raises a host of public safety issues— uncontrolled parties, drinking, fire risk, etc.)

- Line 271 -- Exceeding Occupancy-- This should be eliminated. Applicants should apply for Tier 3 in the zones where they are allowed.
- New Standard-- The maximum number of bedrooms allowed must correspond exactly to the number of bedrooms specified in the septic permit and building permit.
- New Standard-- Outdoor fire pits and similar outdoor fire or cooking devices must be locked during burn bans.
- New Standard -- Amplified outdoor music is prohibited at any time.
- **Line 426 TRANSFERS OF PERMITS – 11.88.280 (4) 1**
 - Line 426. STRs are now illegal. No transfer of permits should be allowed. Again this provision implies that the existing owner has a property right that can be transferred.
 - All owners/officers of STR owned by LLC must be publicly listed. No blind LLC’s permitted.
- **Line 464 DEFINITIONS 14.98**
 - Line 469. The definition of bedroom is not in compliance with the IRC which provides definitions for rooms and habitable spaces. The IRC specifies every sleeping room must have an operational emergency escape—either a window or door to the outside. Bedroom must be defined as the number of legal bedrooms designated on both septic permit and building permits. The County may expose itself to liability in case of a fire if a guest is unable to escape the house.
- **Line 493 ENFORCEMENT 16.20**
 - This section needs work as it is unclear how the County will document “repeated failure of the owner or operator to respond to complaints relayed by code compliance officers” and how this relates to the complaints registered by neighbors with the Qualified Person (Line 313). Calls by neighbors to the Qualified Person must be registered, tracked and investigated by the County.

Other recommendations:

1. Fees must be set at a level to completely fund administration of the permit system and enforcement. These fees should be funneled into a dedicated account that cannot be used for other purposes. Fines must be set high enough to deter violations—see the fine schedule from Palm Desert, for example.

2. The task force needs to include representatives who can speak to the affordable housing crisis, in addition to owners impacted by STRs. There are two major issues driving the need for regulations: need for affordable housing for residents and destruction of the integrity of residential neighborhoods.

3. The BOCC should consider limiting the number of STRs that can be owned by one person or LLC. Please see the language in the Okanogan code:

5.06.050 Restrictions: Only one dwelling may be rented per owner. Each property owner may rent only one nightly rental regardless of the number of properties owned.

Thank you for your consideration of our comments which we believe reflect those of residents throughout the County.

RUN Steering Committee: Bruce Williams, Barbara Rossing, Bob Fallon, Greg Steeber, Kirvil Skinnarland, Mara Bohman, Pat Thirlby, Jerry Jennings, George Wilson, Steve Stroud, Stan Winters, and Cherie' Warren